



WELFLEET HISTORICAL COMMISSION

300 Main Street – Town Hall
Wellfleet, Massachusetts 02667

The Wellfleet Historical Commission met remotely via Zoom on August 4, 2021.

Members Present: Merrill Mead-Fox, Gordon Kahn, Lucas Manning, James McAuliffe and Evelene Lakis. Also Present: Chris Carlson, Brian Uy, Doriot Kim, Jeremy Young, Susan Baker.

The meeting was called to order at 5:00 pm.

Ms. Merrill-Fox welcomed new member Evelene Lakis whose application to join the WHC was approved by the selectboard on July 13, 2021. Susan Baker explained that she had applied to join the WHC and was attending the meeting as an observer.

1. 10 Ryder Court: Chris Carson presented a proposal to demolish the south elevation of the building up to the adjoining garage and a corresponding segment of the west elevation, extend the footprint by three feet and construct an enlarged kitchen and annex on the first floor and a closet on the second floor. A full basement will be excavated under the new addition to house mechanicals, including heating and water filtration systems.

The project includes an exterior staircase leading to the basement and an exterior French door leading to the annex flanked by two windows. A shed dormer with three windows will be added to the lower roof of the east elevation to the left of the existing gable dormer.

All of the original components will be reused, including the clapboards, window and shutters on the segment of the west elevation under reconstruction and the cornice, rake boards, gutter and crown molding of the south elevation.

This presentation was difficult to follow for several reasons: The Commission did not have a complete set of drawings of the existing and proposed conditions from the Building Department. Mr. Carlson held the missing drawings up to the camera of his computer as he referenced them, but some Commissioners were unable to view them. In addition, drawings of the south and east elevations were outdated and showed a chimney on the lower roof that was razed some time ago.

Mr. Manning moved to approve the proposal under three conditions: that the chimney on the upper roof is supported during the excavation; that the existing foundation is braced and repaired if undermined; and that visible repairs to the foundation be made with materials resembling the original materials. Mr. Kahn seconded the motion, and it was approved unanimously.

Postscript: The Building Department provided the missing drawings to the Commission on August 9, 2021. On August 16, 2021, Mr. Kahn and Mr. McAuliffe met at 10 Ryder Court to review the drawings on-site and confirmed that the vote to approve was based on an accurate understanding of the proposal.

2. 130 School Street: Brian Uy and Doriot Kim presented a proposal to lift the house, excavate for a complete foundation to replace the failing foundation and install a full basement. An unsafe deck built in the 1970's that obstructs access to the foundation will be removed and perhaps replaced in a later phase of the project. A new cast-in-place concrete foundation will be excavated for the historic barn and a full basement will be installed. Both basements will house utilities including HVAC, plumbing and electricity.

Mr. Kahn made a motion to approve the proposal as presented with the provision that the surface of the poured concrete be coated with ½ inch natural grey cement parging. Ms. Mead-Fox seconded the motion and it was approved unanimously.

3. 140 Commercial Street: Lucas Manning recused himself to present a proposal for a small addition at the rear that will provide greater access to interior spaces by connecting separate wings of the building with a new entryway and hallway. The existing exterior door will be reused and two Anderson six-over-six 400 series double hung windows will be installed to the right of the door. The new windows will match the windows on the front of the building. The pitch of the roof and asphalt roofing materials on the addition match the existing roof, and the cedar sidewall siding and trim match the existing siding and trim.

Mr. Kahn moved to accept the proposal as presented. Mr. McAuliffe seconded the motion, and it was approved by all four voting members.

4. Member outreach & residency requirements: Ms. Mead-Fox gave Ms. Baker an opportunity to introduce herself. She stated that her interest in the WHC arises from a strong family connection to Wellfleet and her professional work in historical preservation at the House of the Seven Gables and Peabody Essex Museum. Ms. Baker is related to renowned Wellfleet property owner and entrepreneur, L.G. Baker. She will be interviewed by the selectboard at its meeting on August 10, 2021. Ms. Mead-Fox and Mr. Kahn reported that another prospective member has filed an application to join the WHC. Both appointments would result in a full seven-member commission.

5. Community Preservation/Historic Plan/Workshop/Form B Update: Mr. McAuliffe reported that the CPC will consider the Commission's request to extend the deadline for the its 2018 CPC grant until the end of the calendar year and to use the balance remaining of approximately \$3,900 to continue the preparation of building inventory forms at its August 18, 2021 meeting. Ms. Mead-Fox reported that preservation consultant Lynn Smiledge is available to continue the work, pending CPC approval of this request.

Ms. Mead-Fox reported on preliminary plans for an on-line workshop co-sponsored by the WHC and the Wellfleet Historical Society and Museum that would be conducted by Lynn

Smiledge in October and funded under the Commission's 2019 CPC grant. Ms. Smiledge has proposed a workshop about houses with interesting stories and/or characters and other topics such as styles that were popular in Wellfleet and how they evolved, clues to the age of a house and why older windows have more lights.

Ms. Merrill-Fox made a motion to continue her discussion of the fall workshop with Lynn Smiledge. Mr. Kahn seconded the motion and it was approved unanimously.

6. Historic Design Guidelines: Ms. Mead-Fox made a motion to approve the Commission's historic design guidelines as amended at the July 14, 2021 WHC meeting and to distribute them to concerned others. Mr. Kahn seconded the motion and it was approved unanimously.

7. WHC Application Process and follow-up with Building Department: Commission members discussed ways of streamlining and improving the application process and enforcing WHC decisions. They expressed the view that this thoughtful discussion should continue at future meetings.

8. Minutes: Ms. Mead-Fox made a motion to approve the minutes of July 14, 2021 meeting. Mr. Kahn seconded the motion, and it was approved unanimously.

The motion to adjourn the meeting was made, seconded, and approved unanimously. The meeting was adjourned at 6:40 pm.

The next meeting will be held on September 1, 2021 at 5:00 pm.

Respectfully submitted,

James McAuliffe, Secretary

HC: Merrill Mead-Fox, Gordon Kahn, Lucas Manning, James McAuliffe, Evelene Lakis

